

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for March 2, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No. 05007
Coupe DeVille Heights 1st

PROPOSAL: A final plat consisting of 3 outlots.

LOCATION: Generally located north and west of the corner of N.W. 84th and W. Bluff Road.

LAND AREA: 51.15 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan (as amended).

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot A, Coupe Deville Heights, located in the S ½ of the SE 1/4 of Section 15, T11N, R5E of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture with a Community Unit Plan overlay

EXISTING LAND USE: Farmland, pasture on Outlot A.

SURROUNDING LAND USE AND ZONING: Agriculture on all sides. Four lots in this CUP. Some acreage residences to the west. Malcolm is located 1 ½ miles to the southwest. The Malcolm Ag Agriculture district, allows 4 acre minimum lot size according to Planning Department records.

HISTORY: Final Plat for Coupe DeVille approved in 1999. The County Board approved a Special Permit for a Community Unit Plan and the Preliminary Plat for four lots on October 6, 1998. Preliminary Plat and an associated AGR zoning request were denied by the County Board on Sept. 1998. Changed from County AA Rural and Public Use to AG Agriculture in the 1979 Zoning Update.

UTILITIES: none

TRAFFIC ANALYSIS: Spur 55-M is paved, one and a half miles to the south. N.W. 84th Street and Bluff Road are gravel county roads. Neither N.W. 84th or Bluff road are shown in the Comprehensive Plan as Potential Paving.

ANALYSIS:

1. This final plat is to divide Outlot A into three separate Outlots.
2. The final plat conforms to the approved preliminary plat. The applicant has requested an administrative amendment to the CUP (AA #05009 to SP 159).
3. The County Engineer's letter of February 1, 2005 notes no objection.
4. Approval of the amendment to the CUP is required prior to final approval.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
 - 1.2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 1.2.1 To submit to the County Engineer an erosion control plan.
 - 1.2.2 To protect the remaining trees on the site during construction and development.
 - 1.2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
 - 1.2.4 To complete the private improvements shown on the preliminary plat.
 - 1.2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association

have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

1.2.6 To relinquish the right of direct vehicular access to W. Bluff Road except for one existing farm access.

1.2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

1.2.8 Note that the Outlots are non-buildable.

1.3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
February 10, 2005

APPLICANT: Brian D. Carstens
Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
434 - 2424

OWNER: Richard E. And Melinda J. Coupe
8900 W. Bluff Rd
Malcolm, NE 68402
(402) 796-2331

CONTACT: Brian D. Carstens
Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
434-2424



County Final Plat #05007 **Coupe Deville Heights 1st** **NW 84th & West Bluff Rd.**

2002 aerial

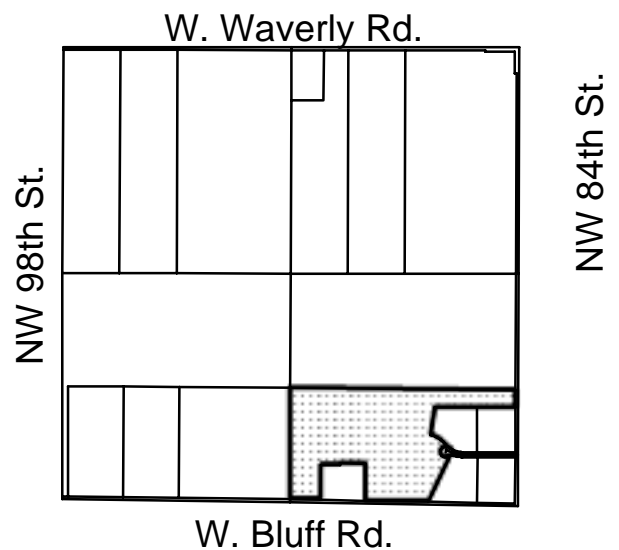
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 15 T11N R5E

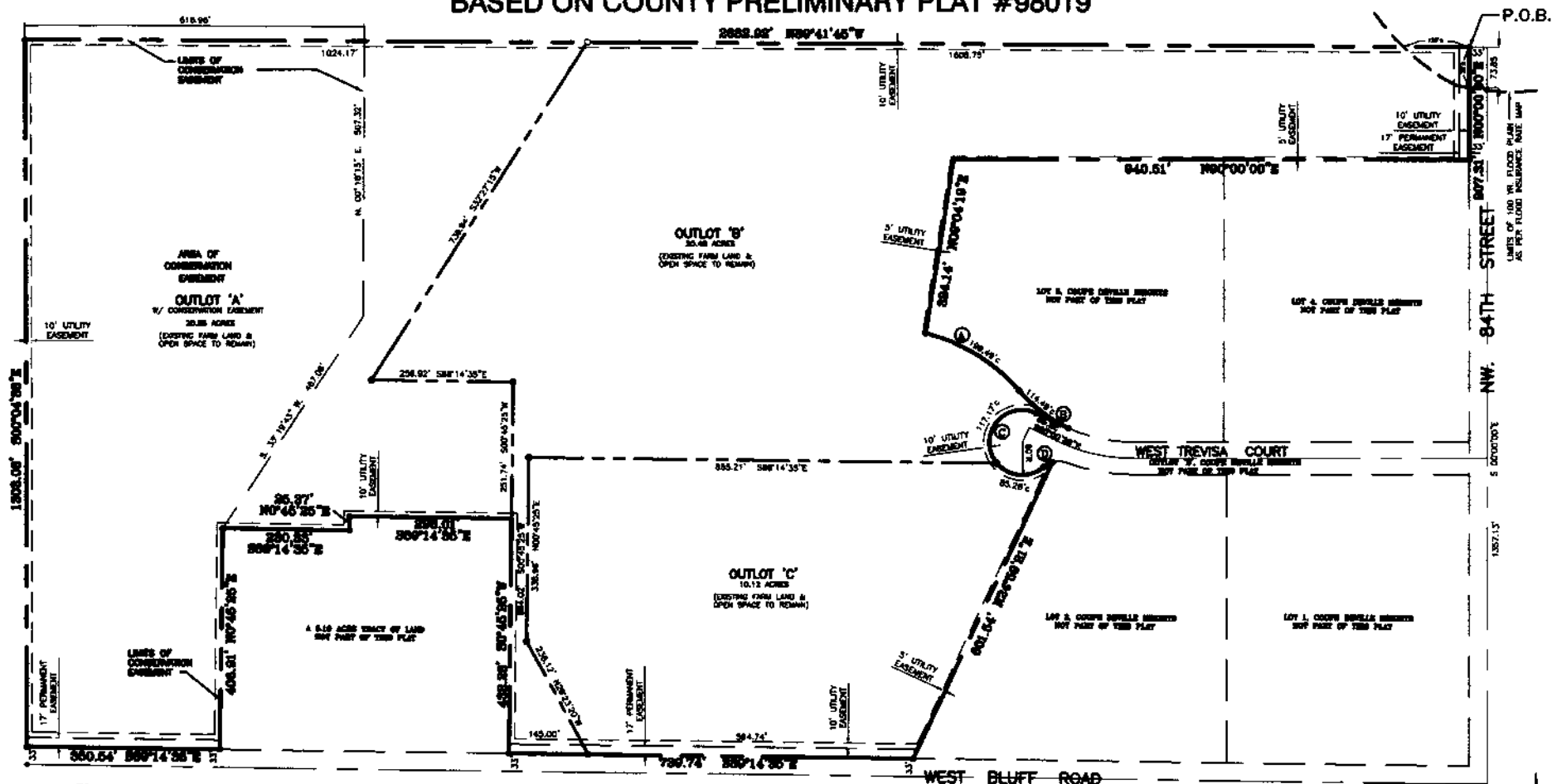


Zoning Jurisdiction Lines
 City Limit Jurisdiction



COUPE DEVILLE HEIGHTS 1ST ADDITION

FINAL PLAT
BASED ON COUNTY PRELIMINARY PLAT #98019



TOTAL OUTLOTS = 3
TOTAL ACRES = 51.15

CURVE DATA:

- | | |
|---|---|
| <p>Ⓐ R = 330.00'
Δ = 38°11'10"
T = 104.84'
L = 202.68'
ChOrd = 189.49
ChBng = N58°07'09"W</p> | <p>Ⓑ R = 270.00'
Δ = 24°29'05"
T = 58.58'
L = 115.38'
ChOrd = 114.48'
ChBng = N52°48'00"W</p> |
| <p>Ⓒ R = 60.00'
Δ = 245°30'02"
T = 83.61'
L = 257.23'
ChOrd = 100.84'</p> | <p>Ⓓ R = 44.00'
Δ = 24°32'23"
T = 8.57'
L = 18.84'
ChOrd = 18.70'</p> |

SCALE: 1" = 150'

County Final Plat #05007
Coupe Deville Heights 1st
NW 84th & West Bluff Rd.

COUPE DEVILLE HEIGHTS 1ST ADDITION

FINAL PLAT
BASED ON COUNTY PRELIMINARY PLAT #98019

LEGAL DESCRIPTION

I hereby certify that I have caused to be surveyed the Subdivision to be known as "COUPE DEVILLE HEIGHTS 1ST ADDITION", a subdivision of Outlot 'A', Coupe Deville Heights, located in the South One-Half of the Southeast Quarter of Section 15, Township 11 North, Range 5 East of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Northeast Corner of Outlot 'A', COUPE DEVILLE HEIGHTS; thence in a Westerly direction on the North line of the South One-Half of the Southeast Quarter of said Section 15 and on the North line of said Outlot 'A' and on an assumed bearing of North 89 degrees 41 minutes 45 seconds West for a distance of 2632.92 feet to the Northwest Corner of the South One-Half of the Southeast Quarter of said Section 15, said point being also the Northwest Corner of said Outlot 'A'.

THENCE South 00 degrees 04 minutes 38 seconds East on the West line of the South One-Half of the Southeast Quarter of said Section 15 and the West line of said Outlot 'A' for a distance of 1303.08 feet to the Southwest Corner of said Outlot 'A'.

THENCE South 89 degrees 14 minutes 35 seconds East on the South line of said Outlot 'A' for a distance of 350.54 feet to the Southwest Corner of Lot 13 of Irregular Tracts.

THENCE North 00 degrees 45 minutes 25 seconds East on the West line of said Lot 13 for a distance of 406.91 feet to the Northwest Corner of said Lot 13.

THENCE South 89 degrees 14 minutes 35 seconds East on the North line of said Lot 13 for a distance of 230.33 feet.

THENCE North 00 degrees 45 minutes 25 seconds East for a distance of 25.37 feet.

THENCE South 89 degrees 14 minutes 35 seconds East on the North line of said Lot 13 for a distance of 286.01 feet to the Northeast Corner of said Lot 13.

THENCE South 00 degrees 45 minutes 25 seconds West on the East line of Lot 13 of Irregular Tracts for a distance of 432.28 feet to the Southeast Corner of said Lot 13.

THENCE South 89 degrees 14 minutes 35 seconds East on the South line of said Outlot 'A' for a distance of 739.74 feet to the Southwest Corner of Lot 2 in COUPE DEVILLE HEIGHTS.

THENCE North 24 degrees 59 minutes 21 seconds East on the Northwestern line of said Lot 2 for a distance of 601.54 feet to the Northwest Corner of Lot 2 in said COUPE DEVILLE HEIGHTS.

THENCE along a curve to the left having a radius of 44.00 feet and an arc length of 18.84 feet, being subtended by a chord of South 61 degrees 36 minutes 32 seconds West for a distance of 18.70 feet to a point of reverse curve.

THENCE along a curve to the right said line being on the 60.00 foot Right-Of-Way line of WEST TREVISA COURT as originally platted in COUPE DEVILLE HEIGHTS having a radius of 60.00 feet and an arc length of 257.23 feet to the point of tangency of said curve.

THENCE South 65 degrees 00 minutes 39 seconds East on the Northerly Right-Of-Way line of WEST TREVISA COURT for a distance of 65.82 feet to a point on the Southwesterly line of Lot 3 in COUPE DEVILLE HEIGHTS.

THENCE along a curve to the right having a radius of 270.00 feet and an arc length of 115.36 feet, being subtended by a chord of North 52 degrees 46 minutes 00 seconds West for a distance of 114.49 feet to a point of reverse curvature.

THENCE along a curve to the left having a radius of 330.00 feet and an arc length of 202.66 feet, being subtended by a chord of North 58 degrees 07 minutes 09 seconds West for a distance of 199.49 feet to the most Westerly Corner of said Lot 3.

THENCE North 09 degrees 04 minutes 19 seconds East on the Westerly line of said Lot 3 for a distance of 324.14 feet to the Northwest Corner of said Lot 3.

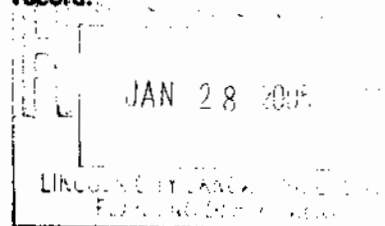
THENCE North 90 degrees 00 minutes 00 seconds East on the North line of Lots 3 and 4 in COUPE DEVILLE HEIGHTS for a distance of 940.51 feet to the Northeast Corner of said Lot 4.

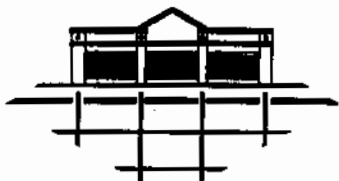
THENCE North 00 degrees 00 minutes 00 seconds East on the East line of OUTLOT 'A' in COUPE DEVILLE HEIGHTS for a distance of 207.31 feet to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 51.15 acres more or less.

**County Final Plat #05007
Coupe Deville Heights 1st
NW 84th & West Bluff Rd.**





BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

January 28, 2005

Mr. Marvin Krout
Director of Planning
Lincoln City- Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: COUPE DeVILLE HEIGHTS 1ST ADDITION - FINAL PLAT

Dear Mr. Krout,

On behalf of Richard E. & Melinda J. Coupe, we are submitting the Final Plat for Coupe DeVille Heights 1st Addition. We are creating 3 outlots from an existing outlot as per the Administrative Amendment to County Special Permit #159 of Coupe DeVille Heights.

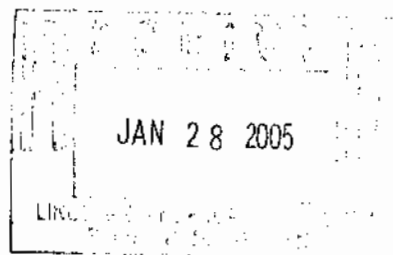
Enclosed with this application is the following:

- 16 copies of the Final Plat
- County Final Plat Application
- County Final Plat Technical Checklist
- Application Fee - \$125.00
- Certificate of Ownership
- 8 1/2" x 11" Reduction

Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens



cc: Richard E. & Melinda J. Coupe

Lancaster

County


Engineering

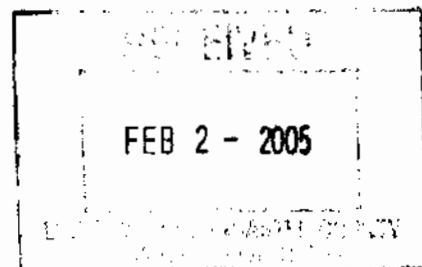
Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR



DATE: February 1, 2005
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: COUPE DEVILLE HEIGHTS 1ST ADDITION - FINAL PLAT #05007



Upon review, this office has no objections to this submittal.

LWV/cm